

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name: Rebecca Chelsea, LLC

Case #: 106-R-02

Date: 9/24/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. The parking requirements for this use shall be further reviewed and completed. The summary table exhibits no number for spaces provided. Note that one space will be lost with the dead end zone, for turn around purposes.
3. A power pole exists in the proposed handicapped parking space. This pole will require relocation in conjunction with this site plan approval.
4. The loading zone shown is not dimensioned and appears to be inadequate relative to the Code minimum dimensions for it.
5. Site circulation for this project is restricted to the extent that minimum drive aisles are not provided.
6. Insufficient stacking has been designed for accesses from N.W. 7th Avenue and for Sunrise Blvd.
7. Provide a traffic generation statement from a professional traffic engineer. This calculation and statement shall be reviewed by this department for the determination of adverse local and/or regional traffic impacts and mitigation for same. The applicant must fund the City consultant's review and allow 4 to 6 weeks for completion, providing a full traffic impact analysis is required per Section 47-25.2 criteria.

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8. A dead end parking zone is designed for the south portion of parking for this site. One space must be striped and signed for «No Parking – Turn Around Only » purposes.
9. The parking aisle for parking along the south side of the existing building is of inadequate width. All parking aisles accessing 90 degree parking shall be a minimum of 24 ft. in width per Section 47-20.11 City Code.
10. The applicant shall demonstrate a minimum of width for access around all proposed service positions in order for standard AASHTO « P » vehicle to pass safely in either or one direction. This plan for circulation shall be appropriately marked (pavement) to indicate direction of travel, and have widths dimensioned.
11. This site has problematic access for site circulation to function efficiently and satisfy code provisions for stacking distances, circulation and required minimum geometry, etc. The applicant shall review Section 47-20.11 and 47-20.5, and consider impacts of service, stacking, loading, and circulation as they affect the ultimate operation for this site plan.
12. Provide a plan which details the water and sewer services to the site.
13. The engineer's final construction note on Sheet 1 indicates the wrong utility authority for contact. Note that this site is served by Fort Lauderdale, not Broward County.
14. All sidewalk remaining or reconstructed shall be ADA compliant.

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SITE PLAN REVIEW AND COMMENT
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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Rebecca Chelsea, LLC

Case #: 106-R-02

Date: 9/24/02

Comments:

Provide Flow test and show hydrant location

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Rebecca Chelsea, LLC

Case #: 106-R-02

Date: 9/24/02

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Rebecca Chelsea, LLC

Case #: 106-R-02

Date: 9/24/02

Comments:

1. Verify any residential bufferyard requirements (if applicable).
2. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
3. There are existing trees and palms on this site. Reference these on the Landscape Plan. Also show any trees on neighboring properties within 10' of the property line or have overhang.
4. Final signoff plans to be sealed by the Landscape Architect.
5. Minimum height of Code required trees is 10'. Also, an 8'-10' OA ht. palm would not have 8' of trunk ht.
6. Add rain sensor requirement to irrigation note.
7. Provide standard calculation list (available upon request) to verify that Site Code requirements are met.
8. ½ of the street trees should be shade trees.

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Division: Community Redevelopment Agency
(Community and Economic Development)

Member: Brenda Kelley 828-4531
Helen Gray 828-5018

Project Name: Rebecca Chelsea, LLC – service station and convenience store expansion
700 W. Sunrise Blvd.

Case #: 106-R-02

Date: September 12, 2002

Comments:

Given that the above referenced project is located in the Northwest-Progresso-Flagler Heights CRA (NPF CRA) District, CRA comments are based on maintaining consistency with development goals and objectives established for the NPF CRA.

1. Where possible, provide a seven (7) foot wide public sidewalk along all public roadways.
2. Eliminate two (2) driveways closest to the intersection. Discuss with Engineering Rep. at the meeting.
3. Indicate uses and locations of adjacent structures on site plan, including but not limited to, footprints, rooflines, and heights.
4. Trash dumpster needs to be relocated away from pedestrian way.
5. Address disposition of all other on-site aboveground features.
6. Site Plan and Landscape Plan do not match.
7. Show existing public utilities on and adjacent to site. It appears from City records that a water main runs through the property. Discuss with Engineering Rep. at the meeting.

Additional comments may be forthcoming.

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SITE PLAN REVIEW AND COMMENT

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Division: Planning **Member:** Brenda Kelley 828-4531

Project Name: Rebecca Chelsea, LLC – service station renovation / expansion and new convenience store
700 W. Sunrise Blvd. **Case #:** 106-R-02

Date: 9/24/02

Project Description: The applicant proposes a 334 SF expansion to an existing, abandoned service station to include a new convenience store use and renovated parking lot.

Zoning: B-1 **Future Land Use:** Northwest Regional Activity Center

Comments:

8. Minimum 175' lot frontage required. Expansion of a non-conforming lot must be approved by Board of Adjustment prior to site plan review. (Section 47-18.5) Discuss with Zoning Rep. at the meeting.
9. Indicate uses within 300' from property boundary. (Section 47-18.5)
10. Must provide attendant central area with clear visibility to all pumps and windows shall be kept clear of signs. (Section 47-18.5)
11. Site Plan Level II approval required. (Section 47-24.2)
12. A narrative is required to describe how the existing building, renovated building and proposed expansion will be used.
13. Provide narrative outlining (point by point) project compliance with Adequacy Requirements. (Section 47-25.2)
14. Provide narrative outlining (point by point) project compliance with Neighborhood Compatibility Requirements. (Section 47-25.3)
15. Provide a copy of the most current recorded plat and amendments for the site.
16. Provide a copy of any agreements with adjacent properties for access.
17. Proposed floor plan is not consistent with proposed Site Plan.

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18. Proposed square footage of expansion is not consistent with site calculations data block.
19. More architectural details required on building elevations.
20. Loading zone doesn't work – how does fuel delivery vehicle access storage tanks from loading area?
21. How does handicap space occupant access the front door?
22. 30" parking space overhang required. This overhang area cannot be counted towards pervious area. Verify pervious area calculations.
23. Rebuild existing driveway(s).
24. Pump at east end of building does not allow enough room for access around vehicles using pumps.
25. Stripe turnaround space at dead-end parking.
26. Provide detail of trash enclosure.
27. Stop sign at south driveway exit concealed by trash dumpster.
28. Provide note that chainlink fence to be removed.
29. Show turn radii for truck ingress/egress and how delivery vehicles maneuver on the property.
30. Circulation should be provided around the building.
31. 2-space minimum stacking distance required unless approved by engineer based on traffic impact statement. (Section 47-20.5(C)(6))
32. The following items must be discussed with engineering representative:
 - Improvements in the public right-of-way (i.e. curb cuts, sidewalks and drainage facilities).
 - Location and quantity of driveways

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- 33. Indicate uses and locations of adjacent structures and other improvements on site plan, including but not limited to, footprints, rooflines, and heights.
- 34. Project is within City of Fort Lauderdale. Revise notes as appropriate.
- 35. CRA sign-off required.
- 36. Landscaping approval required. Discuss landscape improvements with landscaping representative.

Additional comments may be forthcoming.

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Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager-954-877-7875

Project Name: Rebecca Chelsea, LLC

Case #: 106-R-02

Date: 9/24/02

Comments:

1. Business must comply with FSS: 812.171
2. If business is not operating during the hours required to comply with FSS: 812.171, recommend that business review and adhere to FSS: 812.173, (1)-(3) and statute 812.174.
3. Will south doors be utilized as an entry/exit door or for emergency use only?
4. Recommend that office have one-way glass to aid in surveillance or install CCTV.
5. All glass windows/doors must meet SFBC standards.
6. Increase lighting at both Islands.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: Rebecca Chelsea, LLC

Case #: 106-R-02

Date: 9/24/02

Comments:

1. The proposed service station project does not comply with the minimum lot width of one hundred seventy-five (175) feet at the front property line pursuant to section 47-18.5.E.
2. Parking spaces as calculated are incorrect. Convenience store where automotive fuel is sold and is 2000 square feet or less than is 1 space per 100sf of gross floor area equals 20 plus 1 per fuel island equals 6 for a total of 26 required parking spaces pursuant to section 47-20.2.
3. Vehicle reservoir spaces are required on both side of the pump island and shall not be located in the drive aisle or block vehicle ingress/egress pursuant to section 47-20.17.
4. Discuss stacking distance requirements from Sunrise Blvd. and N.W. 7 Ave. with the Engineering representative.
5. Provide a template indicating maneuvering of a standard intermediate-sized semi-trailer vehicle pursuant to section 47-20.6.B.
6. Two foot landscape area under car overhang shall not be credited as required landscape area pursuant to section 47-20.7.B.
7. Existing sign is non-conforming and located in the twenty-five (25) foot sight triangle pursuant to section 47-22.3.E and 47-22.10.
8. Provide a photometric lighting plan pursuant to section 47-20.14 prior to final DRC meeting.
9. Additional comments may be forthcoming at DRC meeting.